



#### Education

- Take an 8-hour HUD-certified education class

1



#### Primary Financing Pre-Qualification

- Choose a CHW Certified Lender
- Establish 1st mortgage qualification

2



#### Apply for CV FTHB Program

- City application to CHW
- City issues a 60-day pre-commitment

3



#### Locate Eligible Property

- Submit pre-purchase offer
- Due diligence
- Voluntary Acquisition & Purchase Offer

4



#### Escrow

- Lender submittal to CHW
- CHW underwrites City loan

5



#### CV FTHB Loan Servicing

- CHW provides annual servicing

6

## The Process...

# First-time Homebuyer OPPORTUNITIES



CITY OF CHULA VISTA

HOUSING DIVISION



The gap financing available is up to \$70,000, with a 40% gap of the purchase price.

## CONTACTS

### Community HousingWorks

www.chworks.org • (619) 282-6647

### City of Chula Vista

Housing Division

www.chulavistaca.gov/cvrh

## Eligible Household Criteria

- No ownership interest in residential property within the past three years.
- Total household annual income within (per HUD 05/01/14):

Household Size (number of people) | Area Median Income / 60 – 80% AMI

1	2	3	4	5	6	7	8
\$33,180-44,200	\$37,920-50,500	\$42,660-56,800	\$47,340-63,100	\$51,180-68,150	\$54,960-73,200	\$58,740-78,250	\$62,520-83,300

- Home must be Principal Residence.
- Must be a U.S. citizen or eligible immigrant.
- Household must qualify for primary financing.
- A minimum of 3% of the total purchase price must be contributed by buyer.
- Maximum liquid assets after close may not exceed \$25,000.
- Maximum gift funds: \$10,000

## Eligible Properties

- Properties must be located in Chula Vista.
- Manufactured/mobile homes, duplexes, triplexes or fourplexes do not qualify.
- Preference to properties less than 45 years old and need less than \$10,000 in repairs.
- No outstanding civil penalties.



## Additional Opportunities

In addition to the City's program, an MCC increases the loan amount low-income first-time homebuyers qualify for and increases take-home pay by entitling them to take a federal income tax credit of twenty percent (20%) of the annual interest paid on the first mortgage. Because the MCC reduces federal income taxes and increases net earnings, it is a great help in qualifying for your first home mortgage. The MCC is registered with the IRS, and it continues to decrease your federal income taxes each year for as long as you live in your home. For more information, call Affordable Housing Applications, Inc. at (800) 591-3111 or visit [www.ahahousing.com](http://www.ahahousing.com).